150.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	803,800 / 803,800
					USE VALUE:	803,800 / 803,800
					ASSESSED:	803,800 / 803,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUDDY JAMES P---ETAL	
Owner 2:	DUDDY GINA M	
Owner 3:		
Street 1:	20 FOUNTAIN ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	DUDDY JAMES P---ETAL -
Owner 2:	DUDDY GINA M -
Street 1:	20 FOUNTAIN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 1812 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	354,400		449,400	803,800
Total Card	0.108	354,400		449,400	803,800
Total Parcel	0.108	354,400		449,400	803,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.60 | /Parcel: 443.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98771

GIS Ref

GIS Ref

Insp Date 04/28/18

!11713!

PREVIOUS ASSESSMENT

Parcel ID 150.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,400	0	4,725.	449,400	803,800		Year end	12/23/2021
2021	101	FV	343,900	0	4,725.	449,400	793,300		Year End Roll	12/10/2020
2020	101	FV	343,900	0	4,725.	449,400	793,300	793,300	Year End Roll	12/18/2019
2019	101	FV	259,000	0	4,725.	421,300	680,300	680,300	Year End Roll	1/3/2019
2018	101	FV	259,000	0	4,725.	348,300	607,300	607,300	Year End Roll	12/20/2017
2017	101	FV	259,000	0	4,725.	320,200	579,200	579,200	Year End Roll	1/3/2017
2016	101	FV	259,000	0	4,725.	292,100	551,100	551,100	Year End	1/4/2016
2015	101	FV	252,800	0	4,725.	286,500	539,300	539,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11713

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUDDY JAMES P--	38695-67		4/5/2003	Family		No	No		
DUDDY JAMES & M	21724-483		1/31/1992			No	No		A

PRINT

Date	Time
12/30/21	12:58:40

LAST REV

Date	Time
04/30/18	08:27:43
ekelly	

USER DEFINED

Prior Id # 1:	98771
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2006	936	New Wind	3,000					
10/29/2001	803	Alterati	2,500	C				INSTALL GAS FIREPL
8/10/2001	574	Addition	12,000	O				ADD 12X16 SUN ROOM
5/29/2001	344	Foundati	3,000	O				12X16 FOUNDATION
6/2/1998	399	Redo Kit	2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	Inspected	PH	Patrick H
4/14/2018	MEAS&NOTICE	HS	Hanne S
11/1/2008	Meas/Inspect	163	PATRIOT
5/16/2002	Permit Visit	PM	Peter M
4/11/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA:	0.10847	Total SF/SM:	4725	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	449,400	Spl Credit		Total:	449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22947025
Const Adj.:	0.99989998
Adj $ / SQ:	159.815
Other Features:	96686
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435409
Depreciation:	80986
Depreciated Total:	354423

COMMENTS

PDAS SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

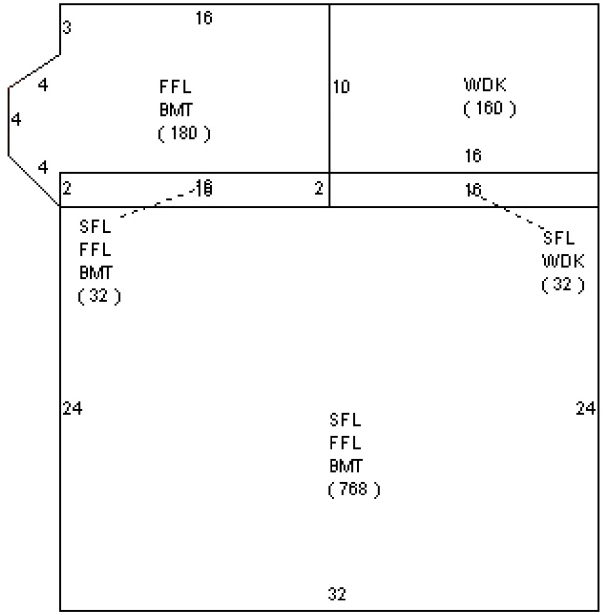
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	159.82
Special Features:	0	Val/Su Net:	118.77
Final Total:	354400	Val/Su SzAd	195.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	980	47.940	46,986
FFL	First Floor	980	159.820	156,619
SFL	Second Floor	832	159.820	132,966
WDK	Deck	192	11.210	2,152

Net Sketched Area:	2,984	Total:	338,723
Size Ad	1812	Gross Area	2984	FinArea	1812
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	